

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/05/2025 12:20 PM from [REDACTED]

Application Summary

Address:	Land At Wrotham Road Meopham Gravesend Kent DA13 0AA
Proposal:	Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether two outline planning applications for residential developments, one for up to 350 dwellings and one for up to 120 dwellings, at Meopham, Wrotham Road constitutes EIA development.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Rhododendron Avenue Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The proposed developments at Land at Wrotham Road, Meopham, warrant an Environmental Impact Assessment (EIA) under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This is due to the scale, potential cumulative effects, and the sensitivity of the surrounding environment. Individually, each development may fall under Schedule 2 of the EIA Regulations, which requires an EIA if the project is likely to have significant effects on the environment. Together, these developments would introduce 470 new homes across approximately 52 acres of agricultural land. The impact on local infrastructure, traffic, and the natural environment is likely to be significant and can not be underestimated. The land in question is currently agricultural, playing an important role in the local landscape, biodiversity, and rural character. Development here would lead to the loss of greenfield land and risks irreversible environmental harm. Without a full EIA, there is no clear assessment of how this would be mitigated or even if it can be. An influx of new residents will inevitably place significant pressure on the infrastructure in the area; roads, schools, healthcare, and utilities. It's vital that these impacts are fully considered before permission is granted. A screening opinion that fails to require an EIA risks overlooks the wider, longer-term implications for community infrastructure and public services. Meopham is a rural area with ecological features that may be sensitive to change. Large-scale development can disrupt habitats, water resources, and air quality. A proper environmental assessment is the only way to ensure these risks are identified and considered to see if can be mitigated. Additionally, the visual and social impact of such a major development on the
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character of Meopham must be considered. The proposals represent a significant change to the setting, views, and community identity of the area. These changes cannot be appropriately understood or addressed without a full EIA.

Given the scale of the proposal, the use of greenfield land, the probable cumulative impacts, and the sensitivity of the local environment, a full Environmental Impact Assessment is essential. This would ensure that decision-making is informed.

Kind regards